



Woburn Plan for Progress

Land Use, Transportation, and Hazard Mitigation Visioning Forum

March 25, 2015

Woburn High School



Forum Agenda

- 7:00** Welcome-Mayor Galvin
- 7:10** Introduction and Agenda
- 7:15** Natural Hazard Mitigation Overview
- 7:25** Land Use and Transportation Context
- 8:05** Land Use and Transportation Discussions
- 8:45** Determine Priorities and Recap
- 8:50** Report Out-each group by facilitator
- 8:55** Natural Hazards Mapping Exercise

The Plan for Progress

What is it?

A comprehensive plan for the entire community, informed by analysis and public feedback, that will preserve what is best about Woburn, address challenges, and establish proactive strategies to achieve the community vision for the future

The Plan for Progress

The Plan Will Cover:

- Vision for the Future
- Current Conditions
- Housing
- Economic Development
- **Land Use**
- **Transportation**
- Open Space
- **Natural Hazard Mitigation**
- Local Services & Facilities
- Plan Implementation

Past Planning Efforts

Work Related to Land Use and Transportation:

- **Woburn Vision 2020**, June 2004
- **Priority Development Areas**, January 2014
- **Plan for Progress ongoing survey**, November 2014
- **Plan for Progress Kickoff Forum**, December 2014
- **Plan for Progress Housing and Economic Development Forum**, January, 2015

Visioning So Far...

Strengths

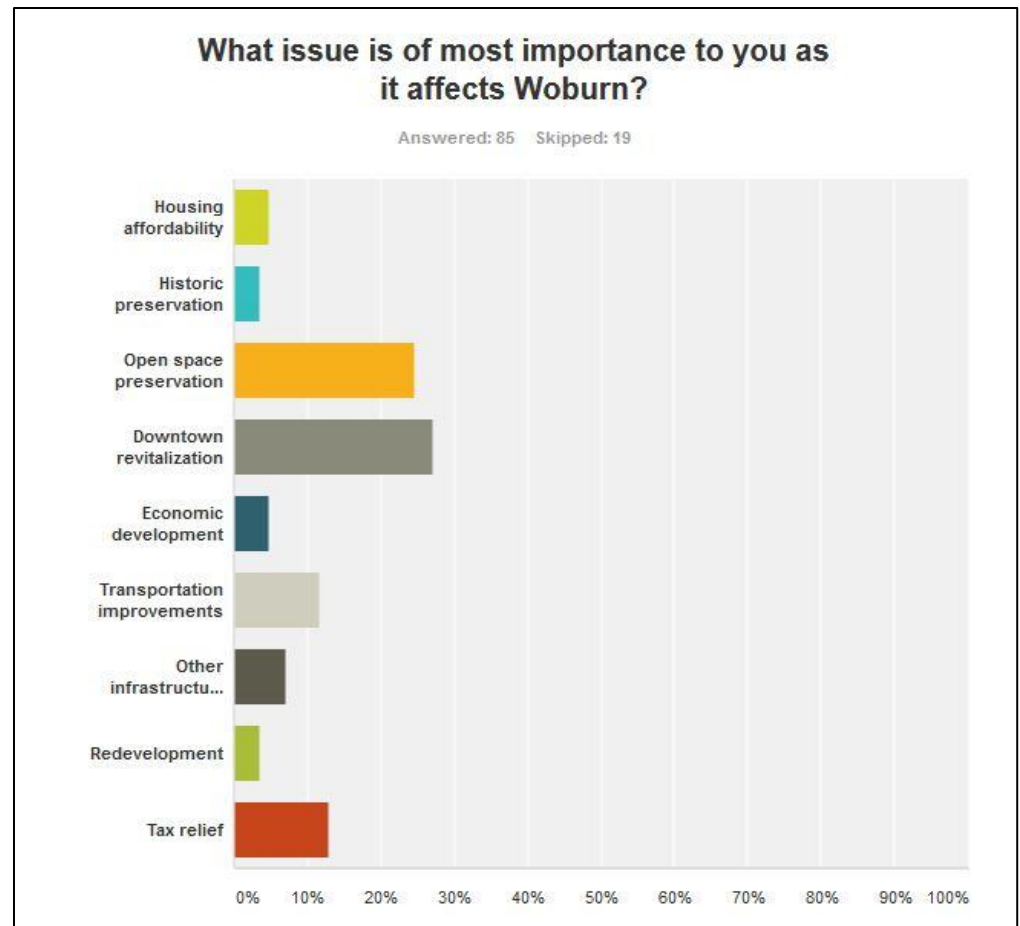
- Location
- Affordability
- Low tax rate

Weaknesses

- Traffic
- Lack of open space
- Inability to comfortably walk or bike to destinations

Most Important Issue

- Downtown revitalization



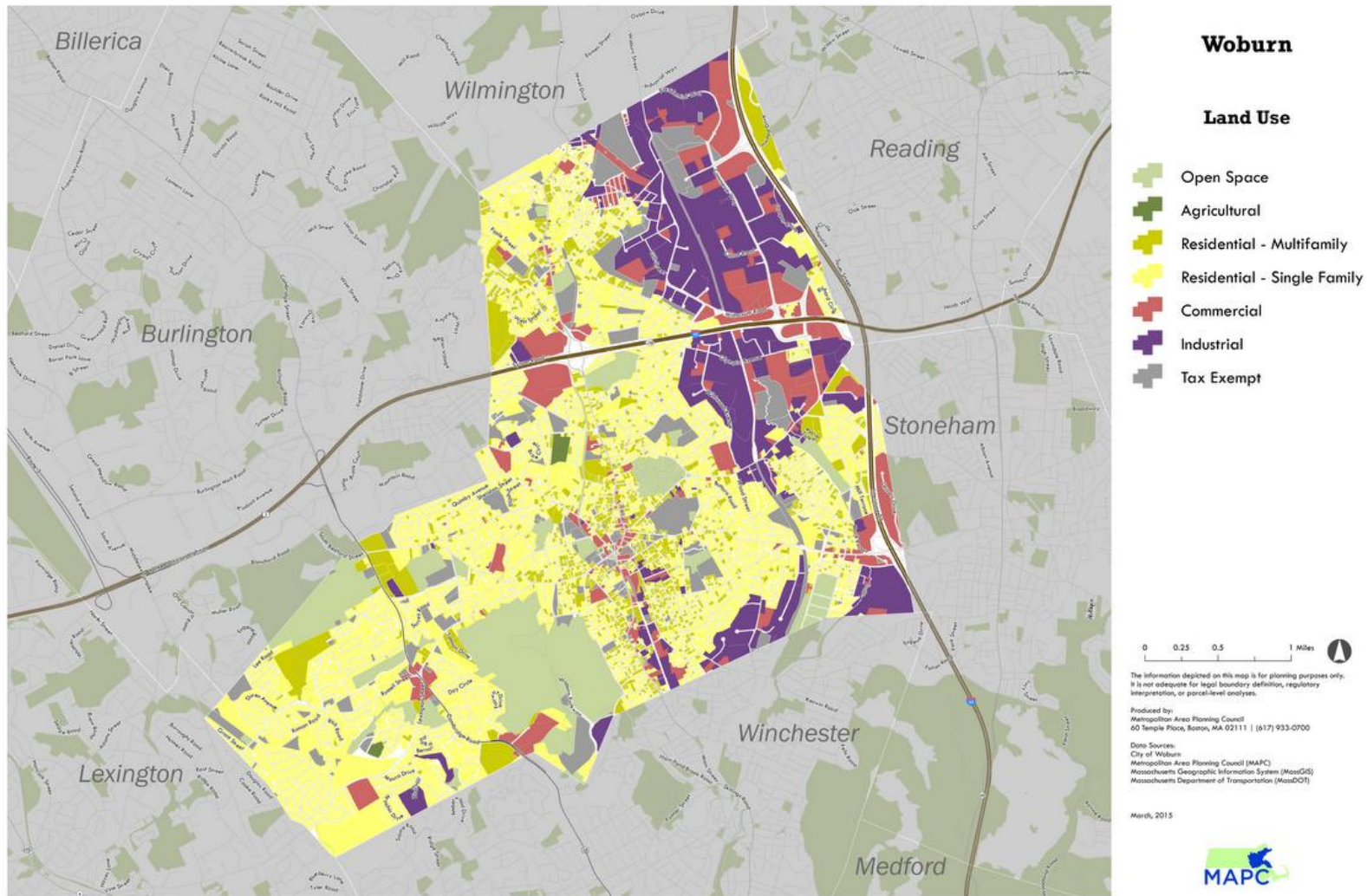
What would make Woburn a Great Place to Live, Work, and Raise a Family?

- Stronger downtown, more diverse shops, and gathering places
- Improved downtown parking
- Development strategies for Commerce Way, Kraft (Gelly) site, and downtown
- Plan for affordable housing, including for families and seniors
- Mixed-use development, with retail and housing combined

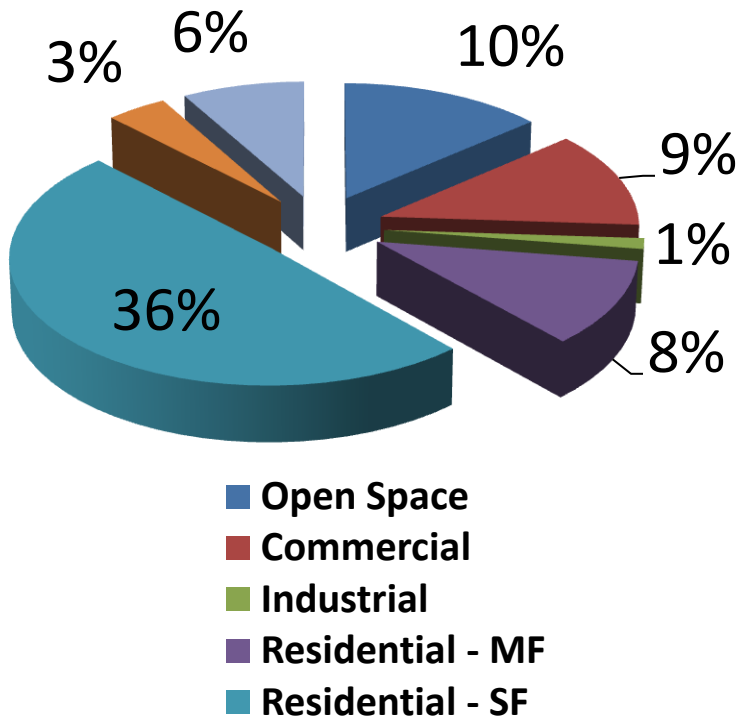
Natural Hazard Mitigation

Land Use

Land Use-Types

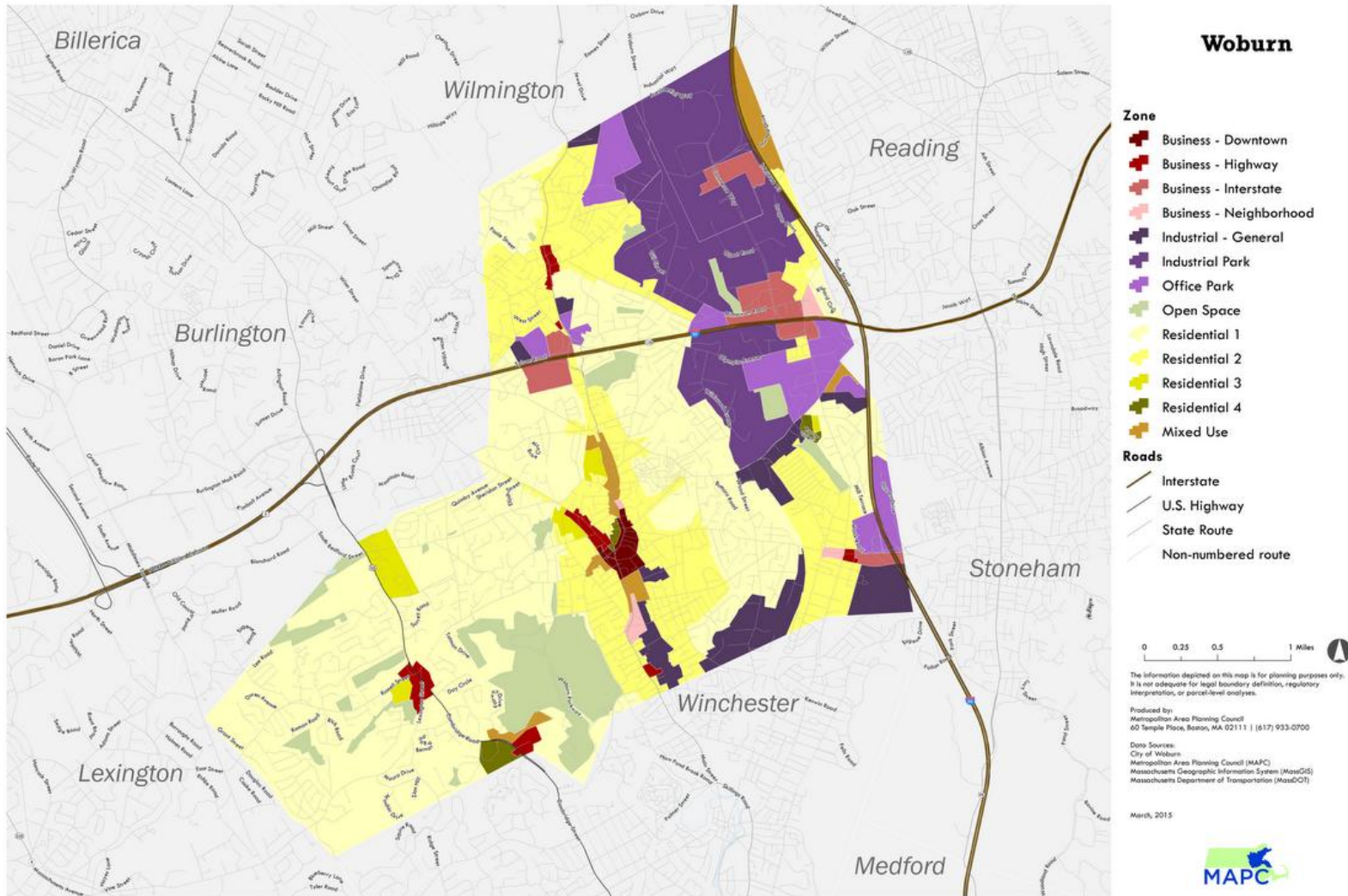


Land Uses-existing conditions %

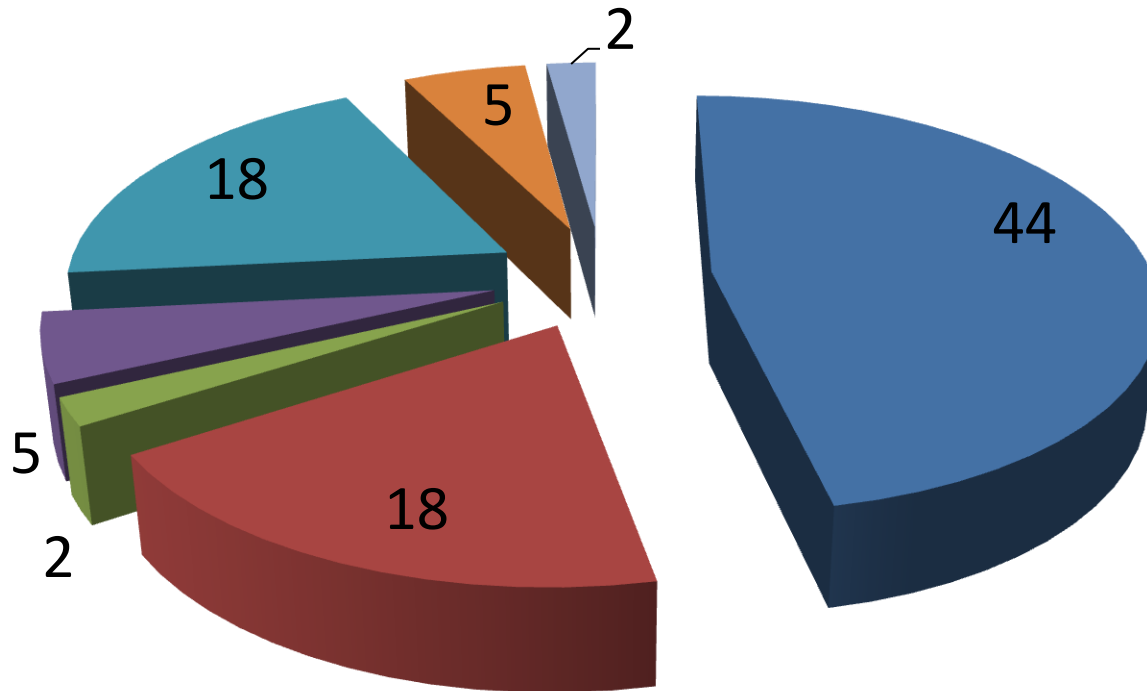


- Dominant land use is Single-family residential
- Multi-family, including Two-family, only 8%
- Commercial/Industrial uses total 10 % of existing land area

Land Use-Zoning



Land Uses-% by zoning district



■ Single Family

■ Business

■ Mixed Use

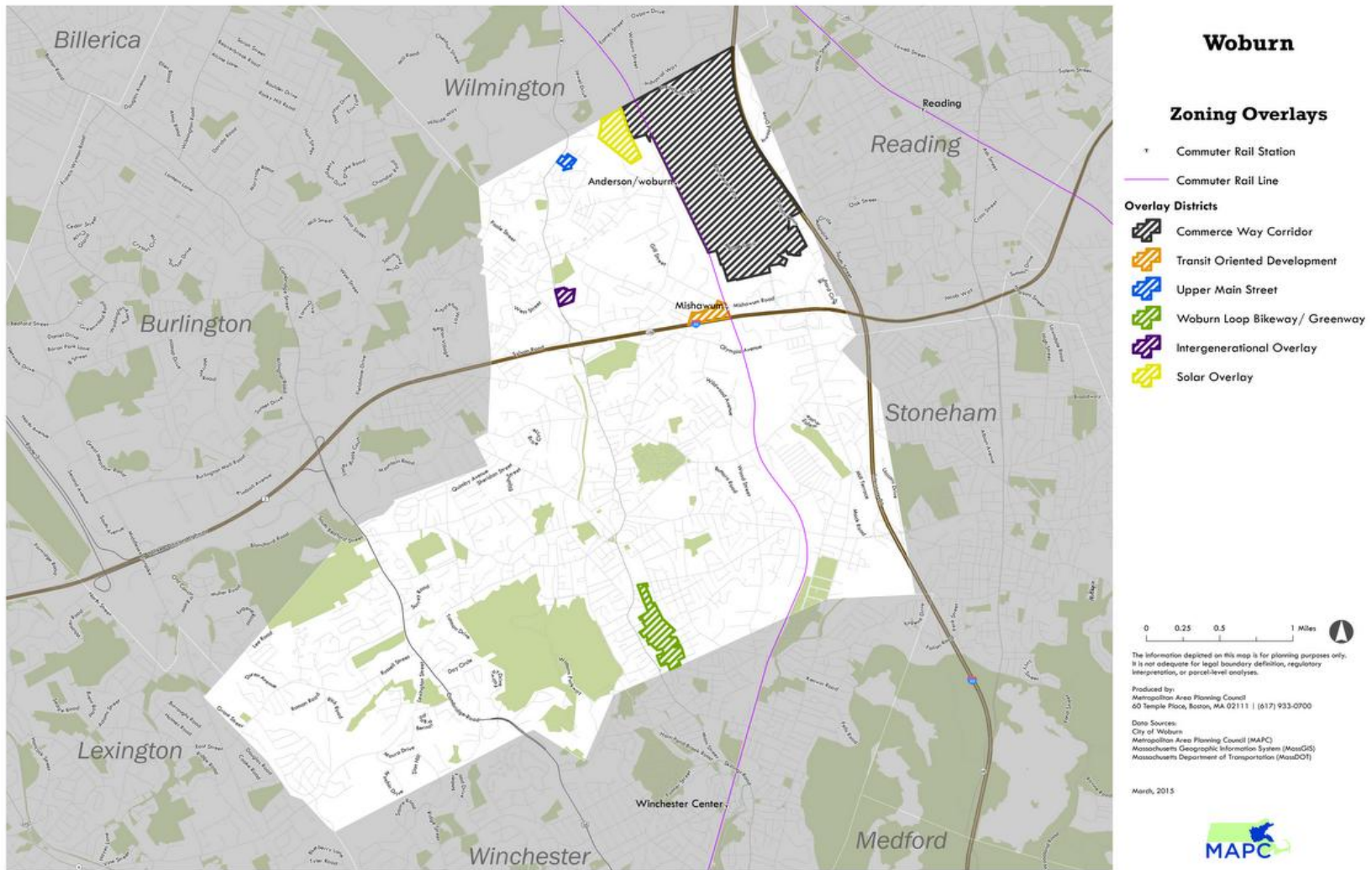
■ One and Two Family

■ Industrial/Ind. Park

■ MF Homes and Apts.

■ Office Park

Land Use-Overlay Districts



Land Use-Recent Development



Woburn

Recent Developments

 Recent Developments



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111 | (617) 933-0700

Data Sources:
City of Woburn
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

March, 2015



Land Use- Build Out Summary

- Limited vacant, unprotected areas for residential development.
- The majority of area for future growth are the redevelopment of existing industrial and commercial areas at higher density, assuming shift to 80% office/20% industrial uses.
- Overlay districts additional commercial and residential growth if utilized.

Land Use-Vision 2020 Goals

- Overall: Maintain an appropriate balance between economic development and the protection of natural resources, open space, and residential land uses.
- Expand the areas that allow mixed use zoning, including housing above stores.
- Increase density in some residential districts.
- Increase density and housing by means of “adaptive reuse”.
- Encourage residential uses and phase out industrial uses in the Woburn Loop Overlay District.
- Adopt Inclusionary or Incentive Zoning

Land Use-Vision 2020 Goals

Industrial/Commercial Areas:

- Create more certainty in the zoning ordinance for development by encouraging positive uses and discouraging unwanted uses
- Encourage environmentally friendly development
- Retain and promote this area for revitalization of existing sites, redevelopment of underutilized sites, and development of properly zoned sites.

Land Use- What we've heard from you

- Sample Theme:

Utilize zoning to encourage development of a range of housing types and tenures

Sample Goals

- Downtown/Loop
 - More retail
 - More variety
 - Library improvements
 - Make downtown attractive for lingering
 - More foot traffic – “Woburn is a drive-through town”
 - Senior housing and mixed income housing

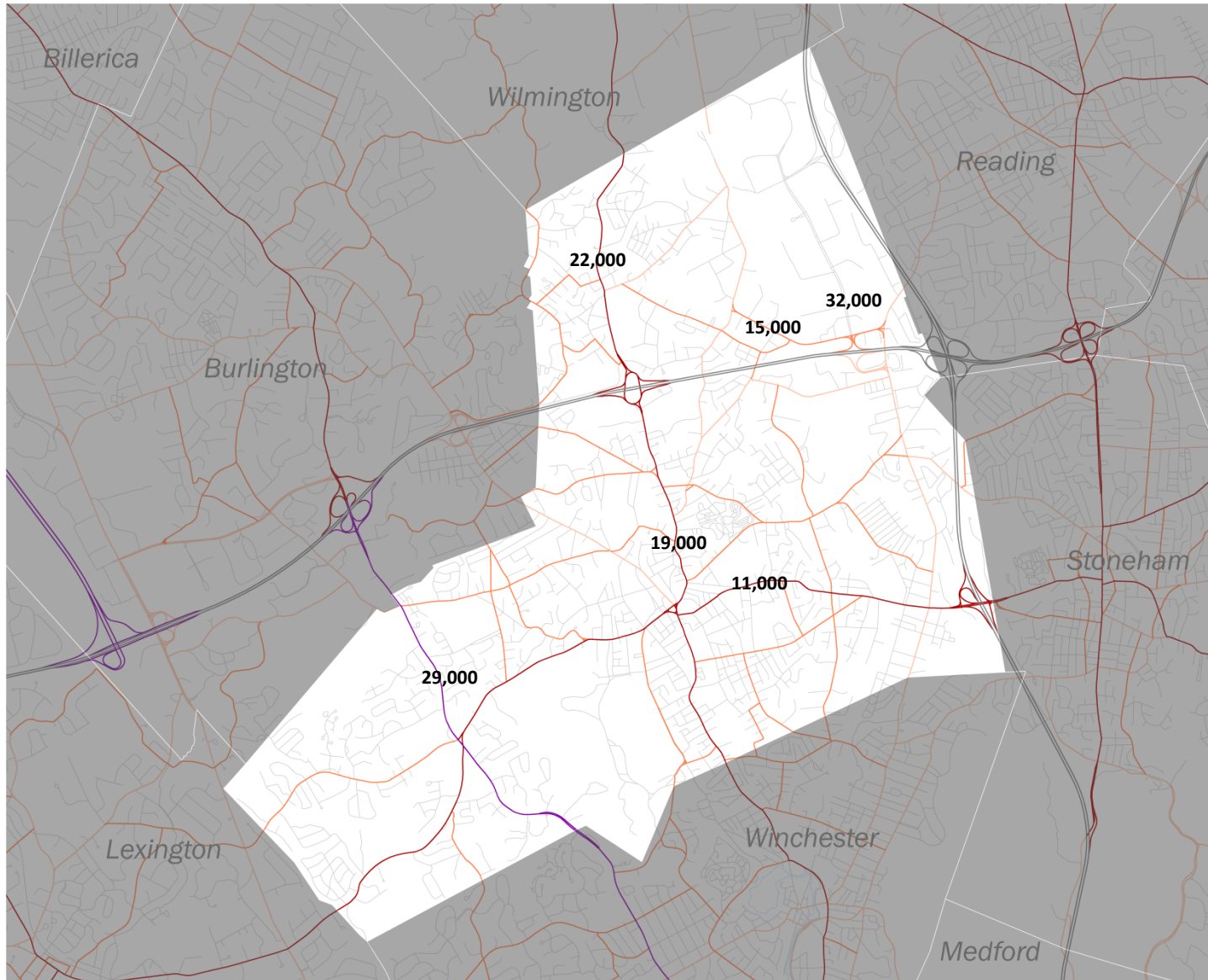
Land Use- What we've heard from you

- More open space-recreation
- Senior sell off opportunity – focus on MF and mixed use
- Accessible housing – do we have it?
- More affordable housing
- Mix the incomes so not concentrated
- Redevelop Marshall's and Gelly sites
- Create more Multifamily zoning – don't mix zones by Special Permit conversions

TRANSPORTATION

Transportation

Roadway network



Woburn

Roadway Functional Classification

- Roadway Functional Classification**
- Interstate
 - Principal Arterial
 - Rural minor arterial or urban principal arterial
 - Urban collector or rural minor collector
 - Urban minor arterial or rural major collector
 - Local
- # Average daily volume



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111 | (617) 933-0700

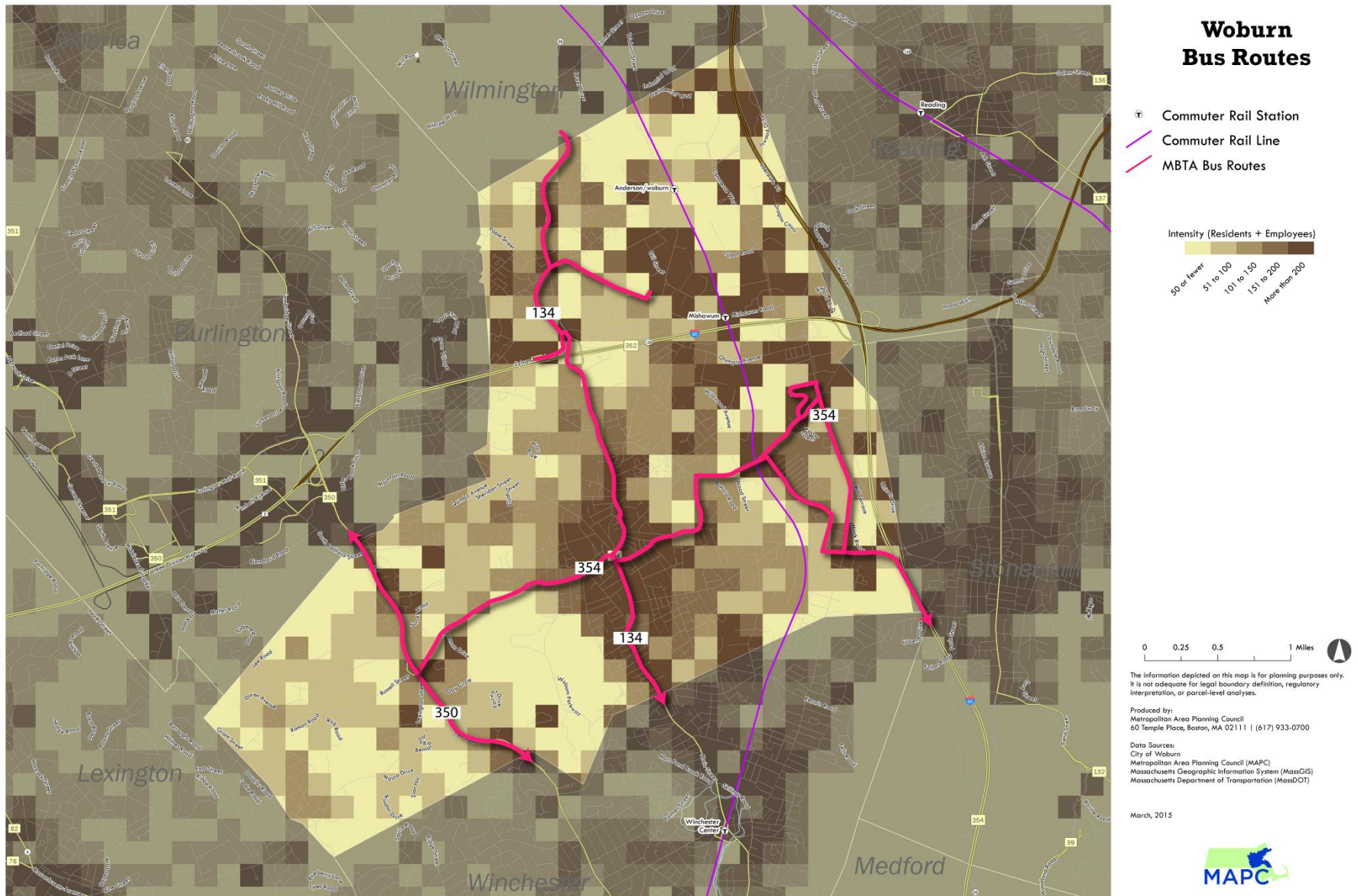
Data Sources:
City of Woburn
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

March, 2015



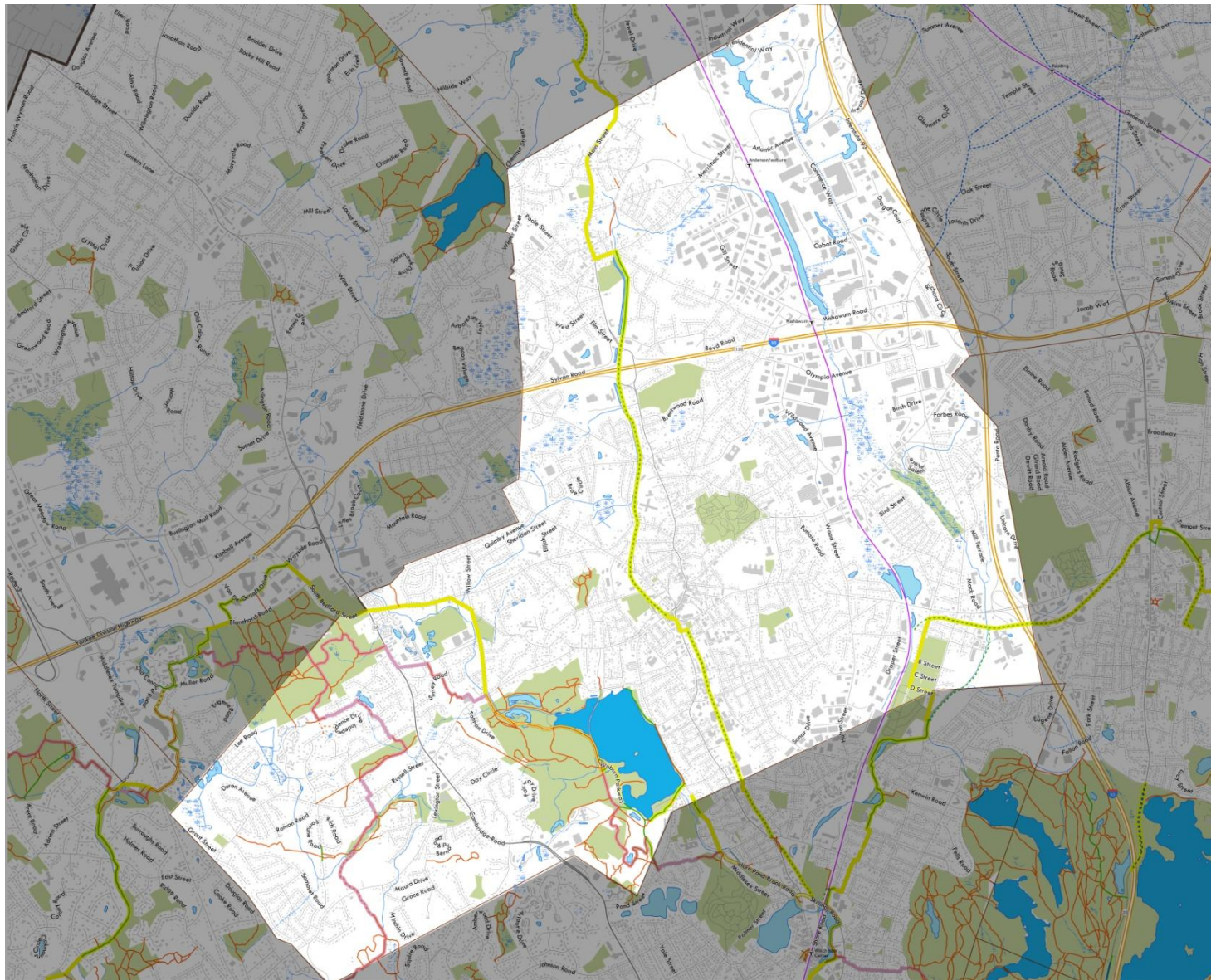
Transportation

Bus lines



Transportation

Off-Road Trails



Woburn Landline Regional Greenway Plan

Walking Trails

- Existing
- Under Construction / In Design
- Envisioned / Planned

Bicycle Facilities

- Bike Lane - Proposed
- Bike Lane, Existing
- Marked Shared-Lane - Proposed
- Marked Shared-Lane, Existing
- Shared-Use Path - Proposed
- Shared-Use Path, Existing

Landline Regional Greenways

- Greenway Route
- Greenway and Walking Trail
- Regional Walking Trail

You can add map notes/annotations here.



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111 | (617) 933-0700

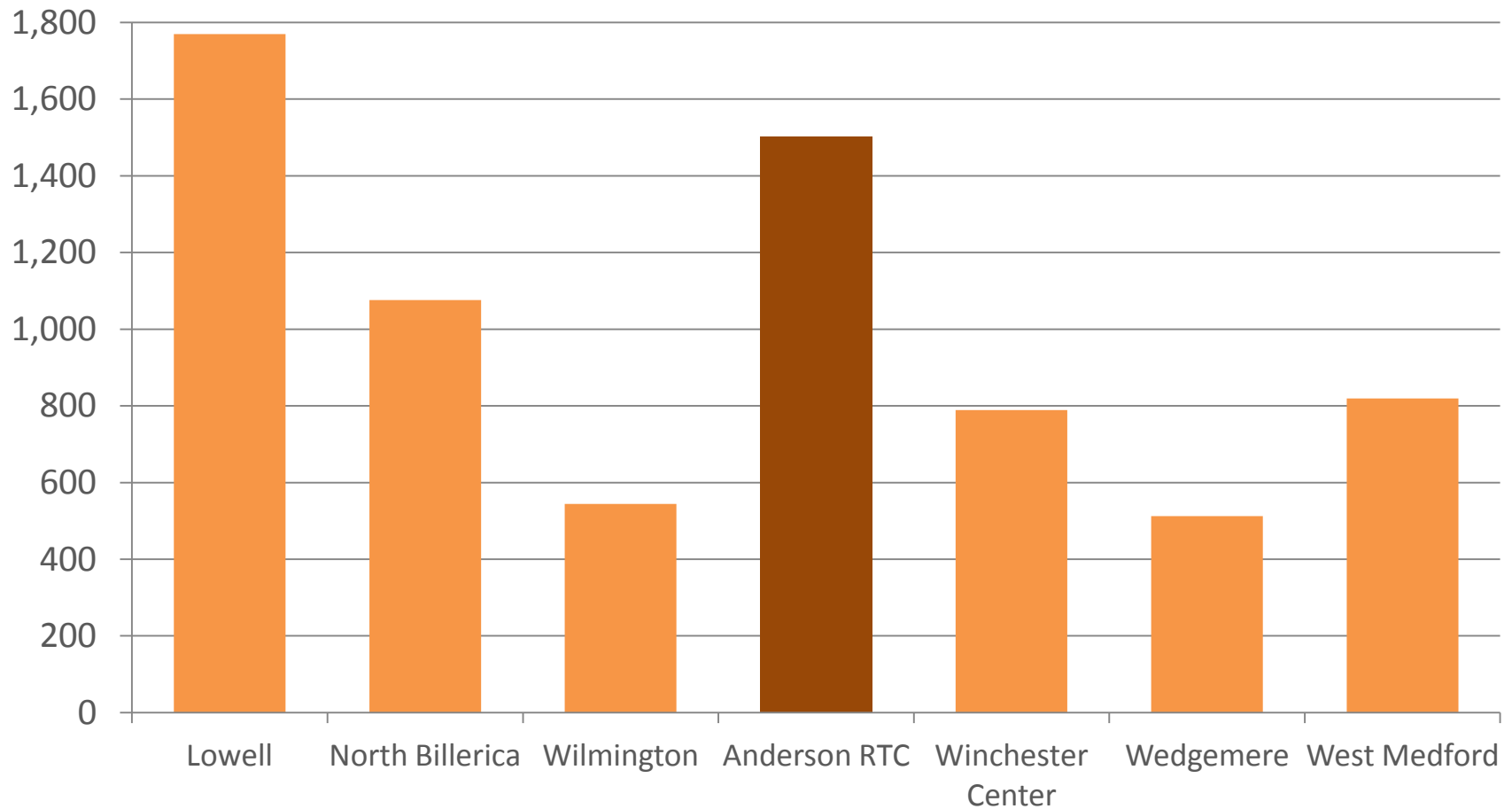
Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

March, 2015

Transportation

Anderson Commuter Rail Station

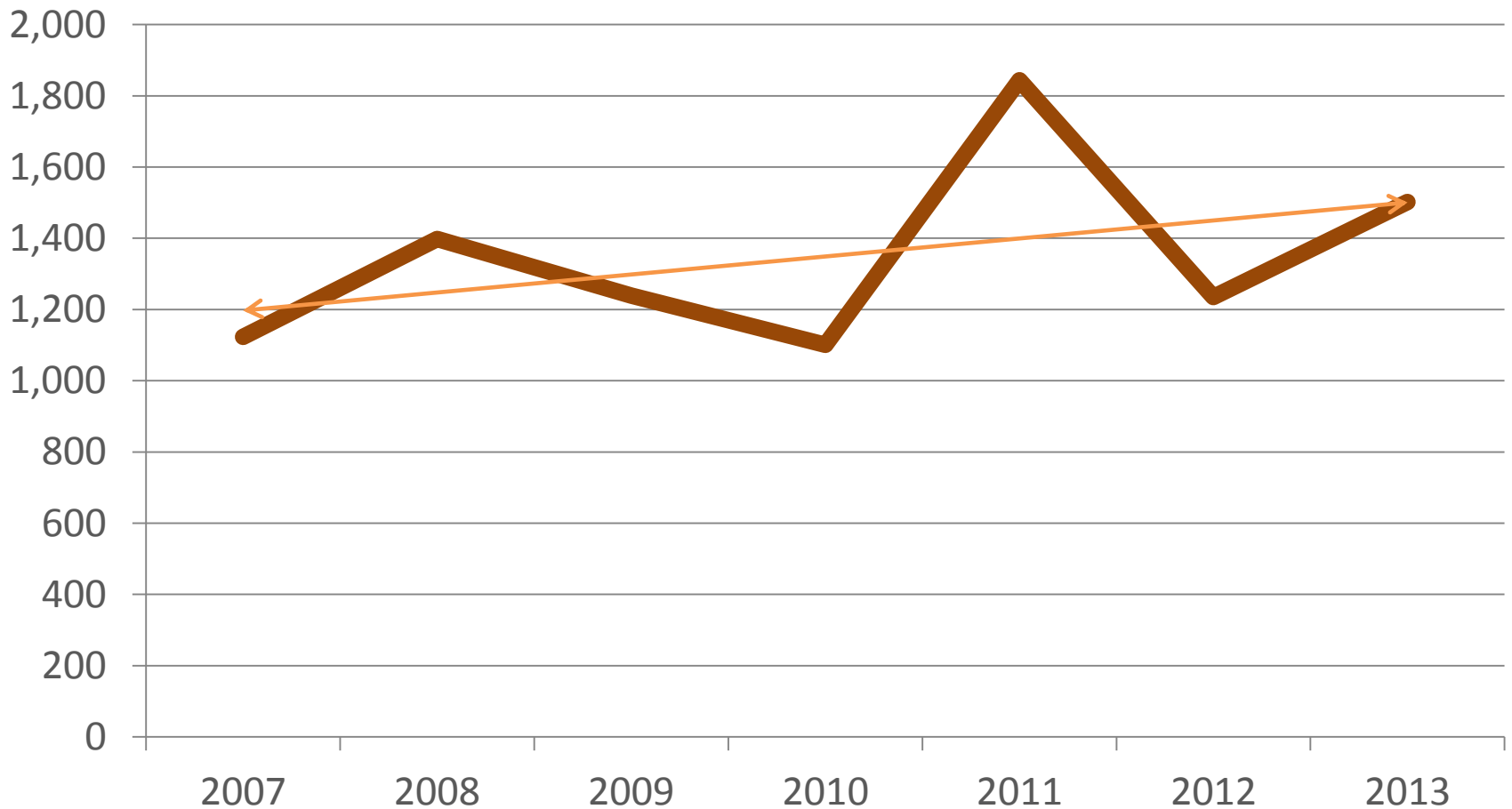
Commuter Rail Typical Weekday Inbound Boardings (Lowell Line)



Transportation

Anderson Commuter Rail Station

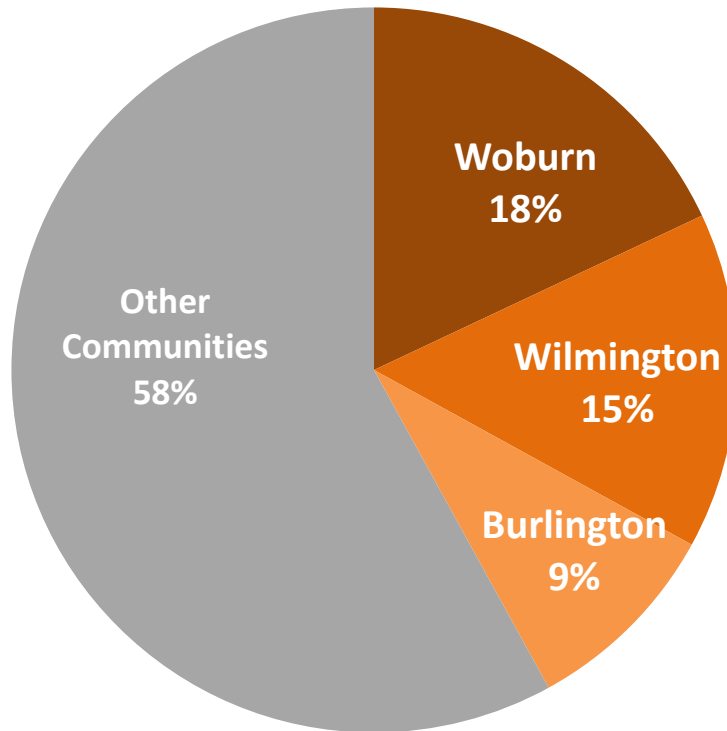
Anderson Typical Weekday Inbound Boardings by Year



Transportation

Anderson Commuter Rail Station

Where Anderson commuters come from



99%

Drive to Anderson

Transportation Concerns

*Two major themes have
emerged...*

Transportation Concerns

Traffic

Parking



Transportation Concerns

Traffic



Parking



What can be done?

Transportation

Traffic



Transportation

Traffic



Transportation

Traffic

1



Grow smart

2



Improve transit

3



Last mile
connections
(i.e., shuttle bus)

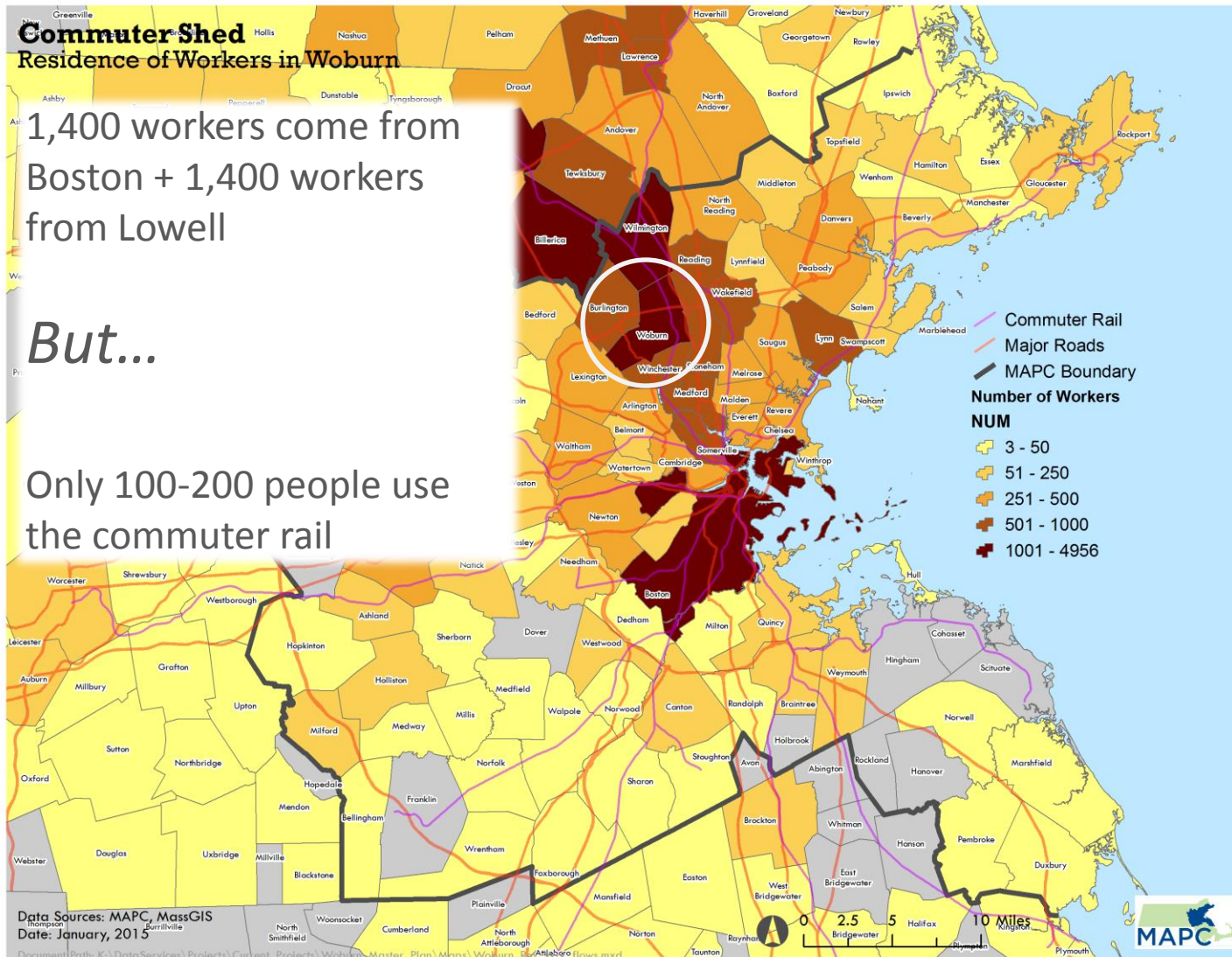
4



Complete the streets

Transportation

Traffic: Last mile connections



Sources: CTPS Systemwide Passenger Survey. 2008-2009, the Census Transportation Planning Products (2006-2010)

Transportation

Traffic: Last mile connections

2005: Metropolitan Planning Organization Study

- Feasibility study for shuttle service from Anderson RTC to several employment areas
- Loop: Anderson to Commerce Way to Mishawum to Washington Street to Cummings Park West
- 26 minute loop
- Study concluded that Anderson RTC is one of best locations for reverse-commuting connections in the area

2012: Route 128 Business Council

- Potential connection between Alewife, Anderson RTC and Woburn employers
- Route would include Middlesex County Courthouse, Washington Street, and other major employers
- Plan lacked enough private investment

Transportation

Traffic: Complete the streets

Roadways that are safe, comfortable, and accessible for users of all ages, abilities, and income, regardless of how one travels

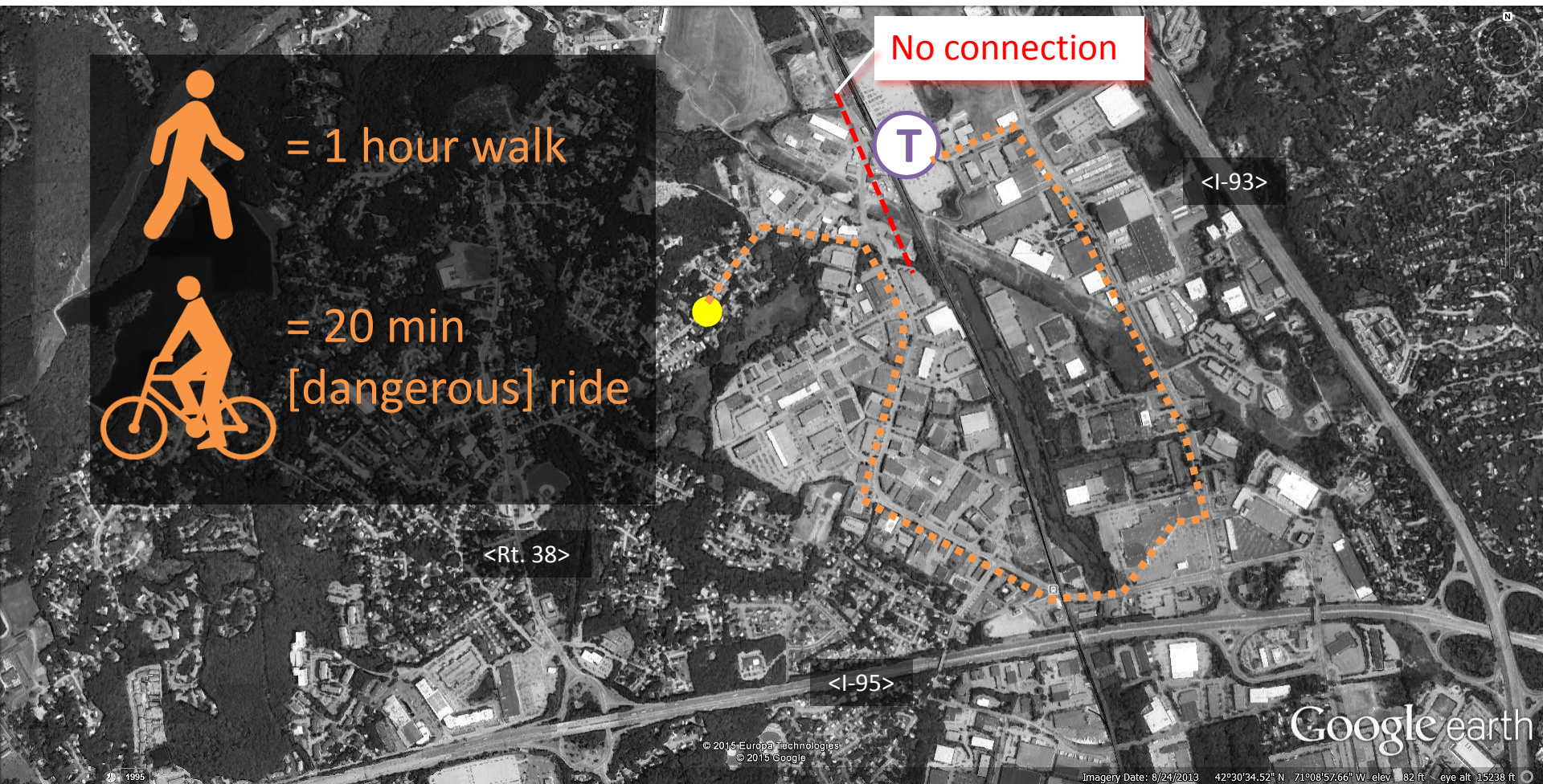
Transportation

Traffic: Complete the streets



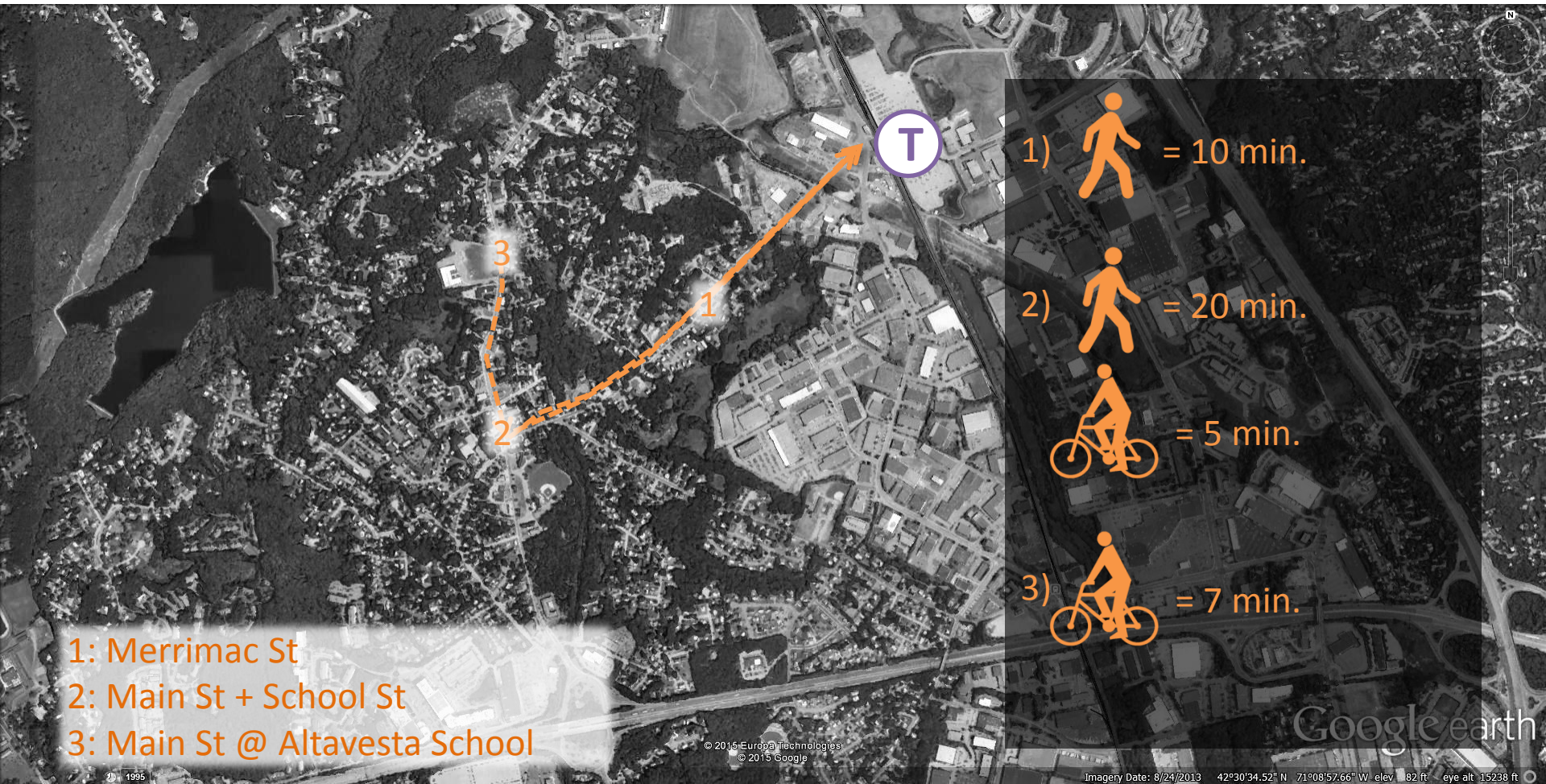
Transportation

Traffic: Complete the streets



Transportation

Traffic: Complete the streets

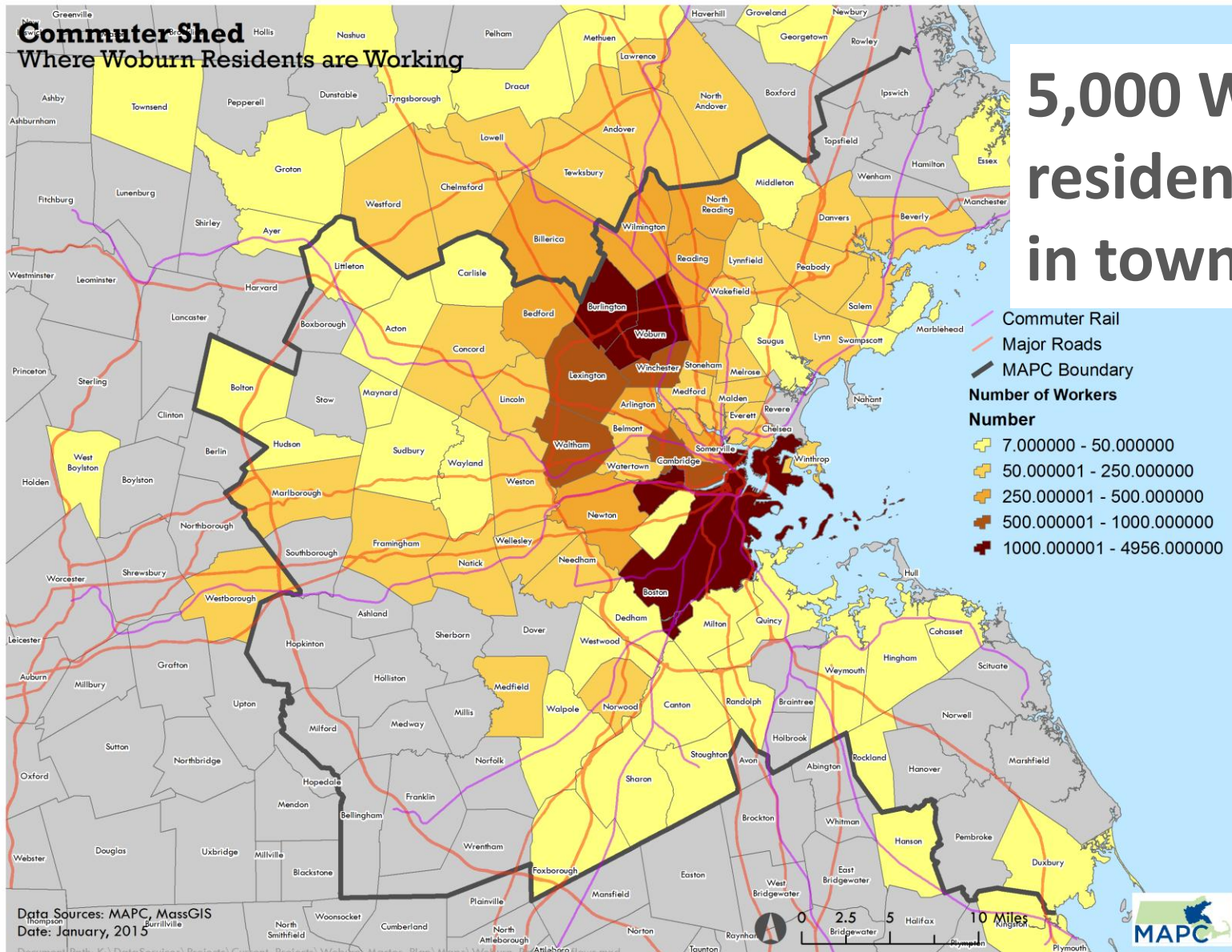


Transportation

Traffic: Complete the streets

Commuter Shed Where Woburn Residents are Working

5,000 Woburn residents work in town



Transportation Parking

Traffic

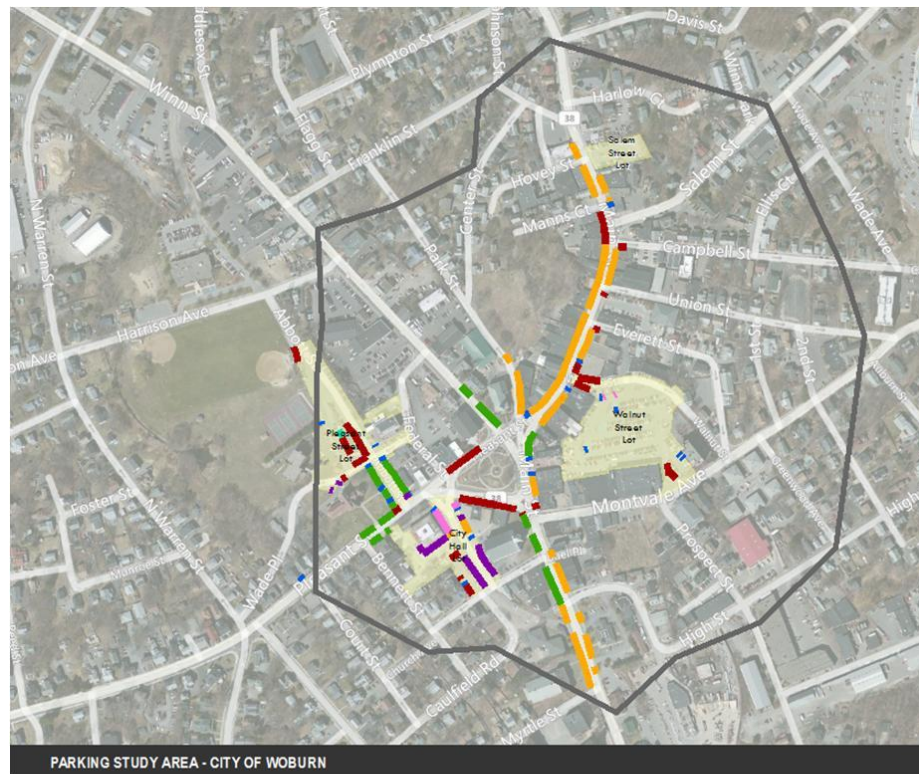


Parking



Transportation

Parking

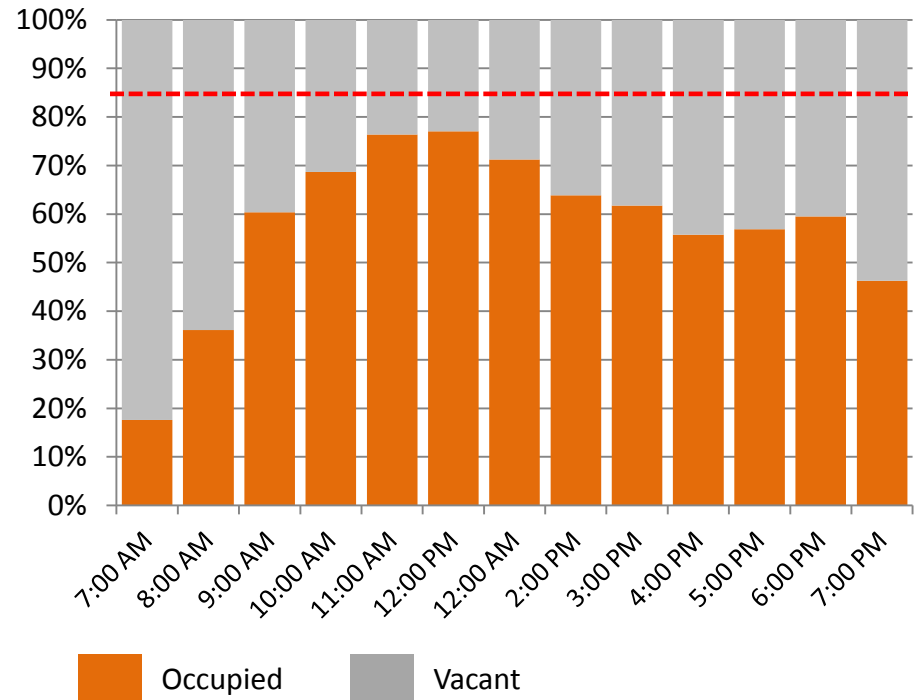


Legend

- No Parking
- 2 Hour Parking
- Private Development Parking
- 15/30 Minute Parking
- Handicap Parking
- Off-Street Parking Lot
- 1 Hour Parking
- City Hall/Municipal/Court House/Mayor/Library Parking
- Study Area

Data Sources:

All Public Parking Spaces: Utilization

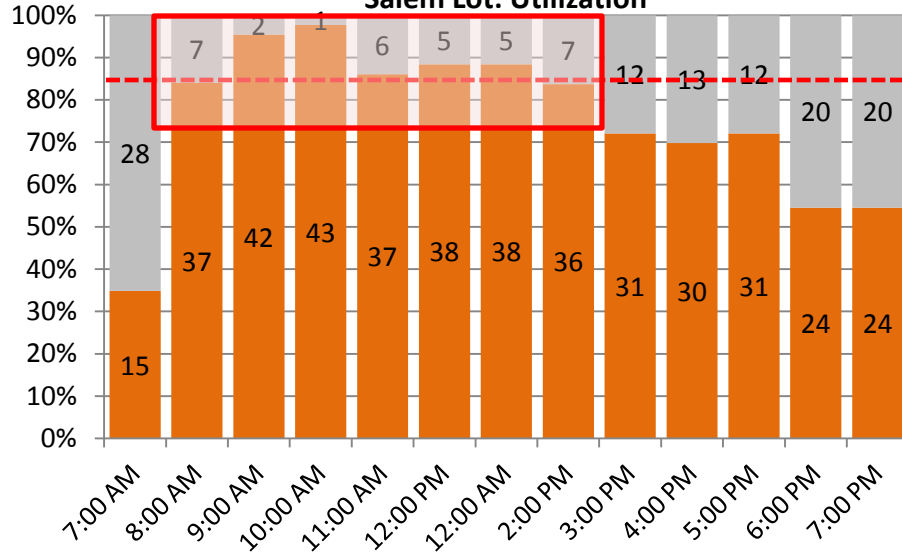


Transportation

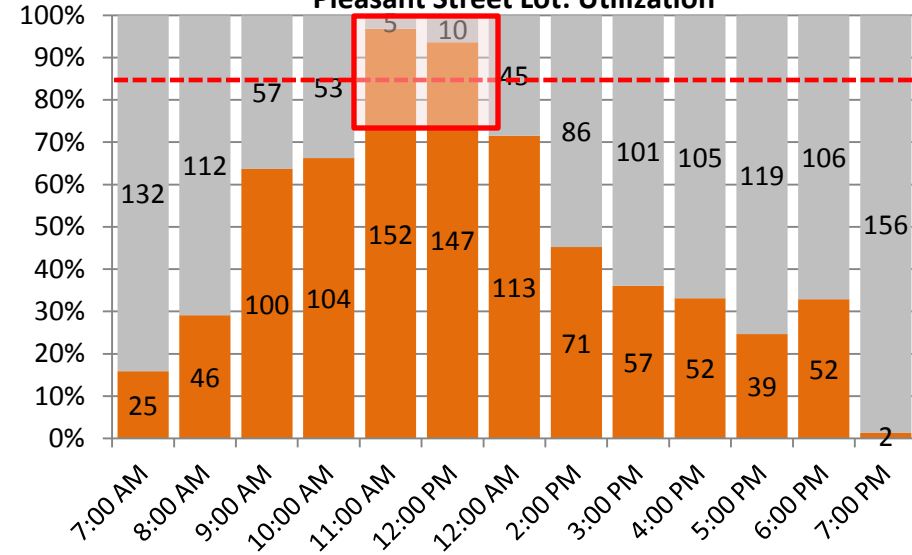
Parking



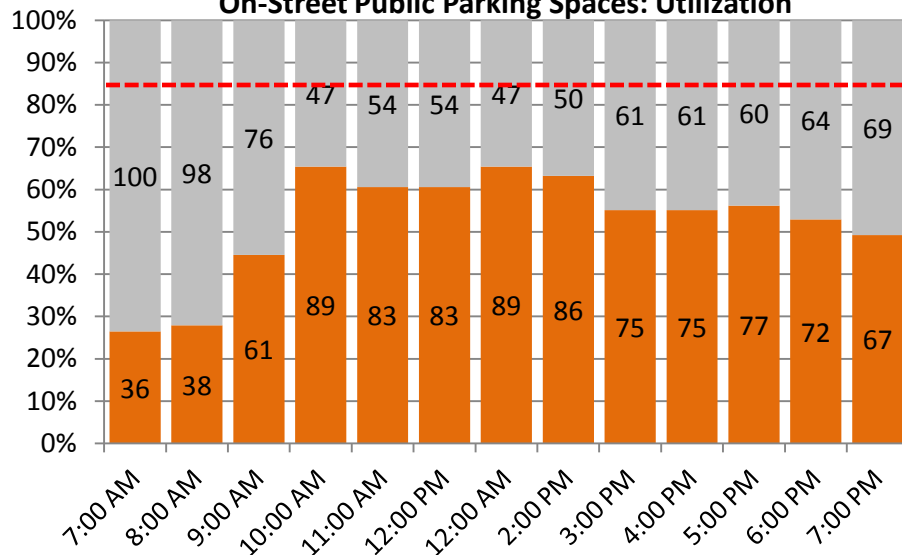
Salem Lot: Utilization



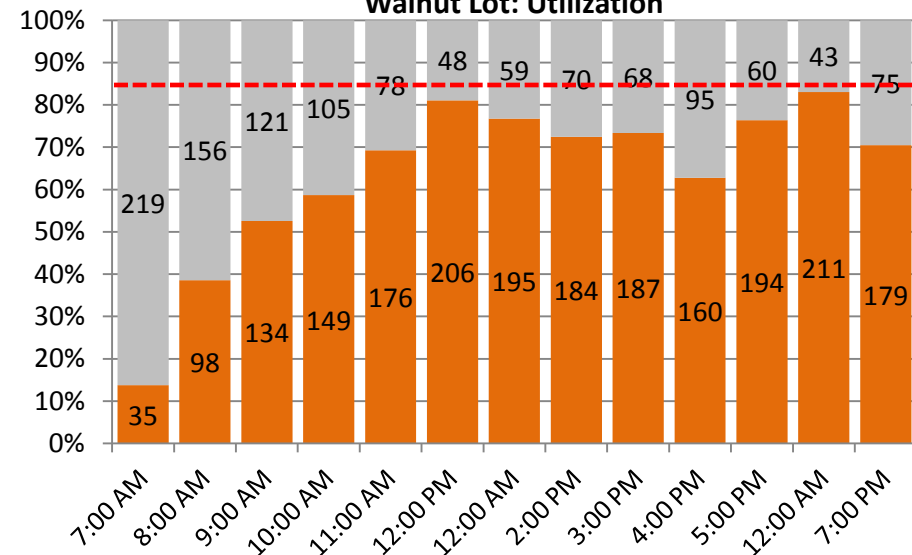
Pleasant Street Lot: Utilization



On-Street Public Parking Spaces: Utilization



Walnut Lot: Utilization



Transportation

Parking

Study Recommendations



Price parking



Establish permits



Enforce policy

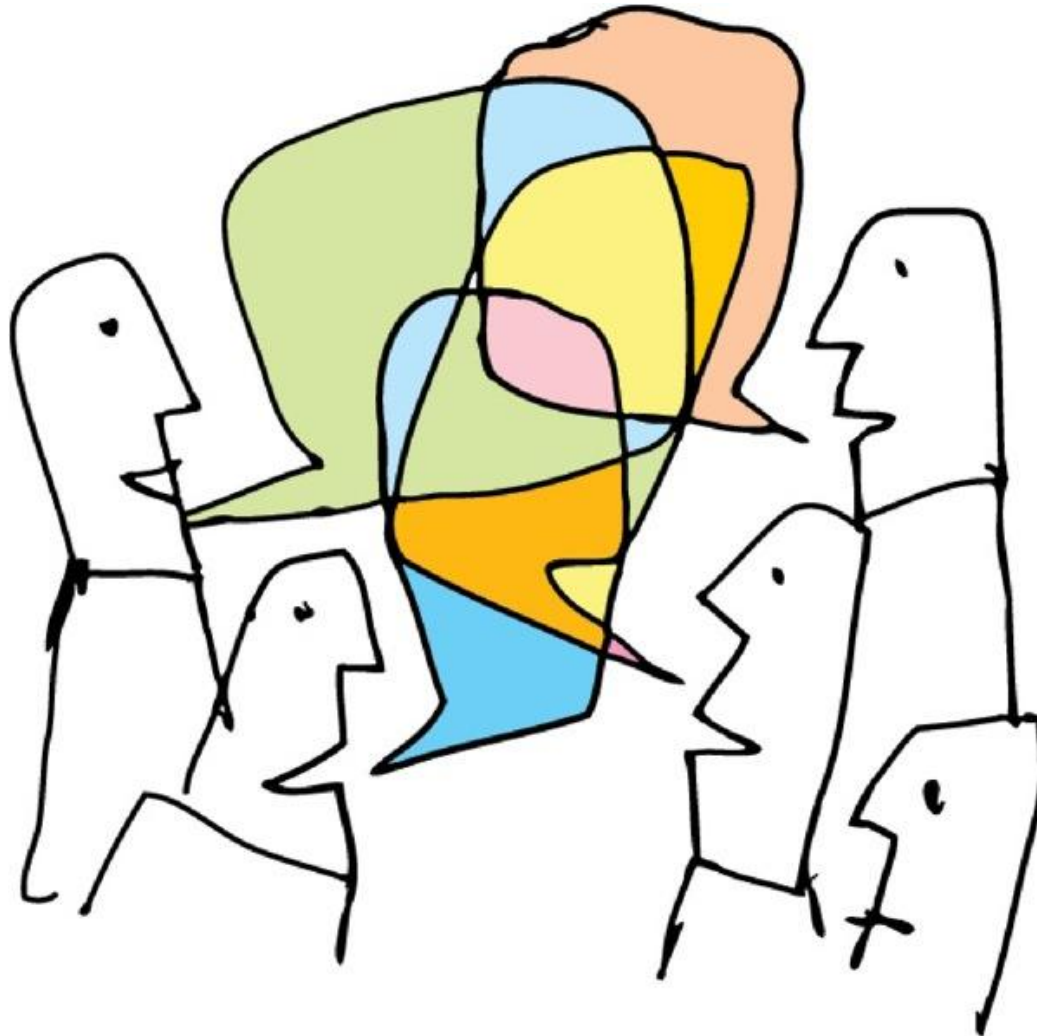


Implement signage
program



Implement pedestrian improvements

Discussion



Discussion

- **Land Use: 20 minutes**
 - Land Use Themes, Goals and Barriers-see table handout
 - ID areas you like or dislike and why-downtown, residential, commercial or industrial
- **Transportation: 20 minutes**
 - Transportation Overall Goals
 - Specific Goals
- **Prioritize and Recap (5 minutes)**

Next Steps

- Follow the Plan for Progress webpage and take the survey at:
www.mapc.org/woburnplanforprogress
- Please fill out comment cards
- Stay tuned for Draft Recommendations Forum this fall